

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

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Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes Information Meeting First Evangelical Congregational Church November 22, 2010

Meeting Posted: Yes

Time: 6:30 PM

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin, Jr., Nathan J. Lockwood, Marion M. Benson, Planning Director

Chair opened the Information Meeting with the reading of the legal notice advertised in the Sentinel & Enterprise, November 15, 2010. The Information Meeting was to hear and discuss an application for a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for change in site plan, including addition of function hall and office space to existing worship space at 16 Main Street.

Owner and Applicant is First Evangelical Congregational Church, 39 Main Street, Lunenburg. The applicant was represented by Steven Marsden, Marsden Engineering Inc., John White, Building Committee, and Patrick Slattery, Architect.

Steven Marsden gave overview of project, which includes consolidation of parish uses to 16 Main Street, where the sanctuary is located. Relocating uses to the church site will enhance safety of the parishioners. The offices and Sunday School classes are currently located in the Parish House at 39 Main Street, resulting in frequent foot traffic across Main Street during church functions.

After Planning Board approval, the church will have to apply to the Zoning Board of Appeals (ZBA) for setback off Memorial Drive.

The church will expand up an additional story over the existing shed. Offices, classrooms, meeting rooms, and rest rooms will be located in the lower level; the sanctuary, assembly hall, kitchen, and restrooms will be located in the upper level. Size of the sanctuary does not change and the assembly room size will be the same as that presently located in the Parish House. Architecture will remain in the same style as that currently in place.

The Plan was reviewed by Hamwey Engineering Inc., Leominster, MA. Mark Piermarini, PE. The review requested more details regarding the catch basins on Memorial Drive than those provided by Marsden Engineering. Mr. Marsden responded to those comments to the satisfaction of Mr. Piermarini. The Environmental Impact Statement (EIS) stated that no trees would be cut. Mr. Piermarini noted that two trees will need to be removed. Mr. Marsden noted that the two trees were not noted in the EIS as they are storm-damaged and dying.

A landscape plan has not yet been presented as the church first wants to go through the process of obtaining permits and raising the necessary funds without spending all the money up front. A stipulation would be that prior to final inspection a landscaping plan would be submitted.

There will be no change in parking. The request originally submitted for angled street parking was withdrawn as a result of an In House meeting with various Town Boards/Departments/Commissions. Notification of such was provided to the Board of Selectmen from the Planning Office.

Chair Bakaysa asked if the Massachusetts Avenue parking would remain. Yes – there are four spaces that could be striped, plus 2 handicap spaces for a total of six. Chair also inquired as to number of spaces needed during the work week. Three – pastor, office manager and education coordinator. There will also be the occasional visitor during the week. Mr. Marsden noted that upon relocation of spaces to the worship building, the Bonjour Nursery will no longer use the Parish House. The Parish House will go on the real estate market and Bonjour Nursery will make its own plans to relocate elsewhere. The result will be a significant decrease in traffic congestion.

Mr. Lockwood inquired as to current location of parishioner parking on Sunday. Mr. Marsden noted Main Street, the municipal lot by the Teen Center and the lot behind the Town Hall.

Mr. Piermarini felt all concerns were addressed.

Chair inquired if church is connected to municipal sewer. Yes.

Planning Director noted letter from Building Official, Mr. Sauvageau, dated November 19, 2010. *Please be advised that the expansion of the First Evangelical Congregational Church located at 39 Main Street requires a Special Permit to be issued by the Zoning Board of Appeals, pursuant to Section 7.4.1. of the Lunenburg Protective Bylaw. The Site Plan Review being conducted by the Planning Board is also in order.*

The Directives will note that a landscaping plan must be submitted prior to final inspection.

Mr. Bodkin Jr. made Motion to approve the Plan, subject to the Zoning Board of Appeals and final review of a landscaping plan. Second, Ms. Bilotta, Motion passed. Roll call vote, Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Ms. Bilotta, aye; Mr. Saiia, aye; Mr. Bakaysa, aye.

Information meeting closed at 6:55 PM.

Audio recording on file in the Planning Office.